



Case Number **ZC-17-215**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 9, 2018

Council District 3

Zoning Commission Recommendation: Approval by a vote of 7-0 Opposition: One person spoke Support: None submitted	Continued	Yes ___	No <u>X</u>
	Case Manager	<u>Beth Knight</u>	
	Surplus	Yes ___	No <u>X</u>
	Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: City of Fort Worth Property Management Department

Site Location: 9015 N. Normandale Street Mapsco: 73J

Proposed Use: Vacant Land

Request: From: "CR" Low Density Multifamily

To: "A-43" One-Family

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The rezoning request is a vacant lot in a transitional area between single family uses and multifamily complexes in the vicinity of Las Vegas Trail. Council Member Byrd requested a review of all lots in his district zoned multifamily but containing non-multifamily uses. As this area has been identified as containing numerous multifamily complexes with limited social infrastructure, additional multifamily units are not warranted.

The site is internal and does not have access to a street. It may have come under the city's ownership through a foreclosure.

Site Information:

Applicant: City of Fort Worth Property Management Department
200 Texas Street
Fort Worth, TX 76102

Owner: same

Acreage: 2.46 ac.

Comprehensive Plan Sector: Western Hills/Ridglea

Surrounding Zoning and Land Uses:

North "CR" Low Density Multifamily / Multifamily complex
East "A-5" One-Family and "CR" Low Density Multifamily / Single family uses and multifamily complex
South "A-5" One-Family / Single family uses
West "CR" Low Density Multifamily / Multifamily open space

Recent Relevant Zoning and Platting History:

Zoning History: ZC-10-147, northwest of subject, from F to C, approved; and
ZC-15-079, southwest of subject, from F to PD for F uses plus showroom and warehouse,
approved.

Platting History: Commercial use west of subject, Saturn of Fort Worth PP-12-117.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
none	none	none	No

Public Notification:

The following Neighborhood Associations were notified:

NAS Fort Worth JRB RCC	White Settlement ISD
Fort Worth ISD	Streams and Valleys Inc
Fort Worth League of Neighborhood Associations	Trinity Habitat for Humanity

Development Impact Analysis:

1. **Land Use Compatibility**

Based on removing multifamily zoned land from an area not anticipated for increased density and having no access to a street, the proposed zoning **is compatible** with surrounding land uses and zoning.

2. **Comprehensive Plan Consistency**

The 2017 Comprehensive Plan designates the site as medium density multifamily. However, the site is not part of an adjacent multifamily development and does not access a street through the multifamily area. As surplus property, the land could be sold and developed with approximately 30 units where additional density is not desired. Single family uses are allowed in multifamily designations. The proposed zoning conforms to the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.
- Support zoning changes that reduce the amount of vacant land zoned for multifamily residential development outside of designated growth centers, urban villages, and transit-oriented developments.
- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.

Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent (Minor Boundary Adjustment)** with the 2017 Comprehensive Plan.

Attachments:

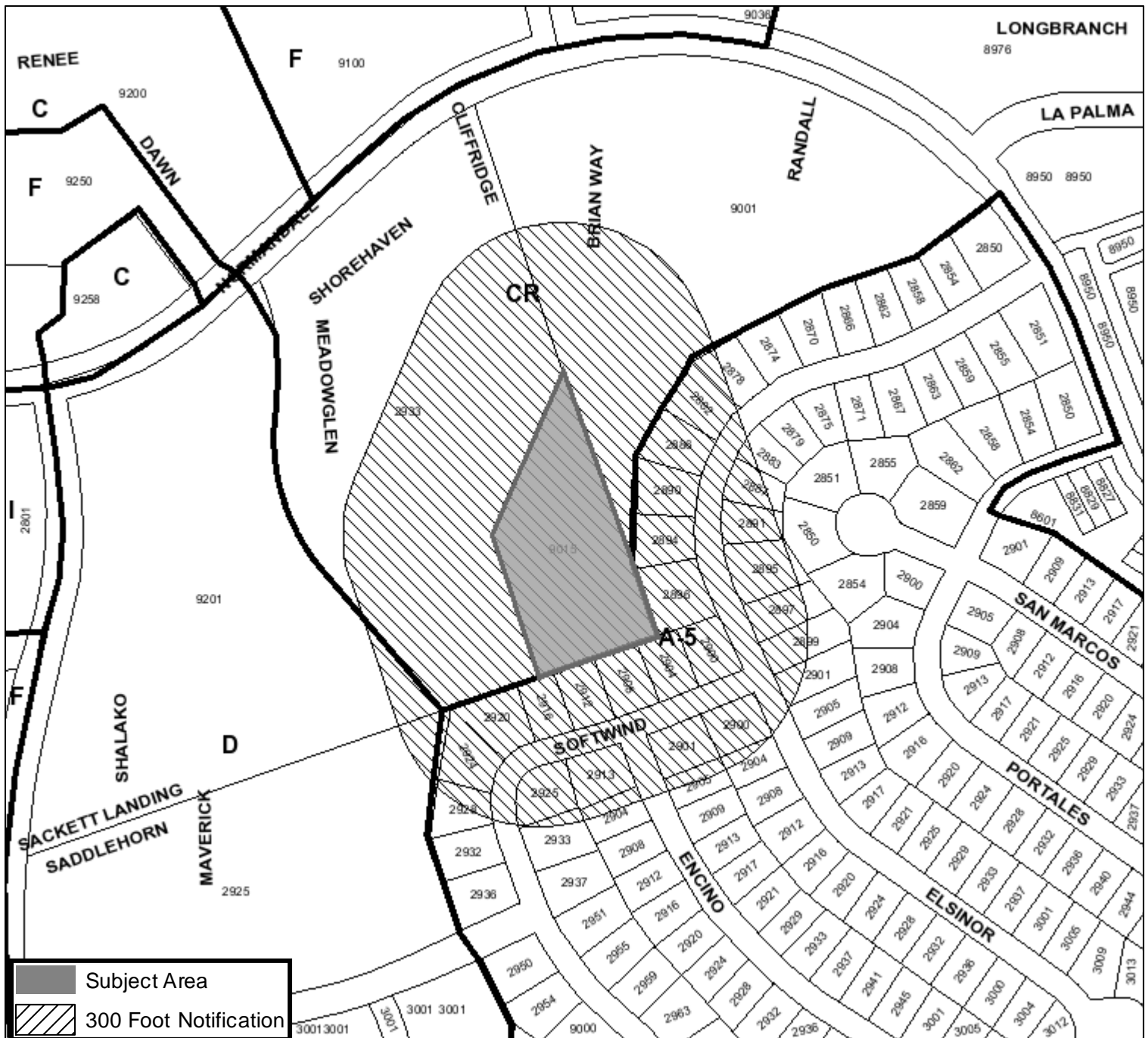
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting



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Area Zoning Map

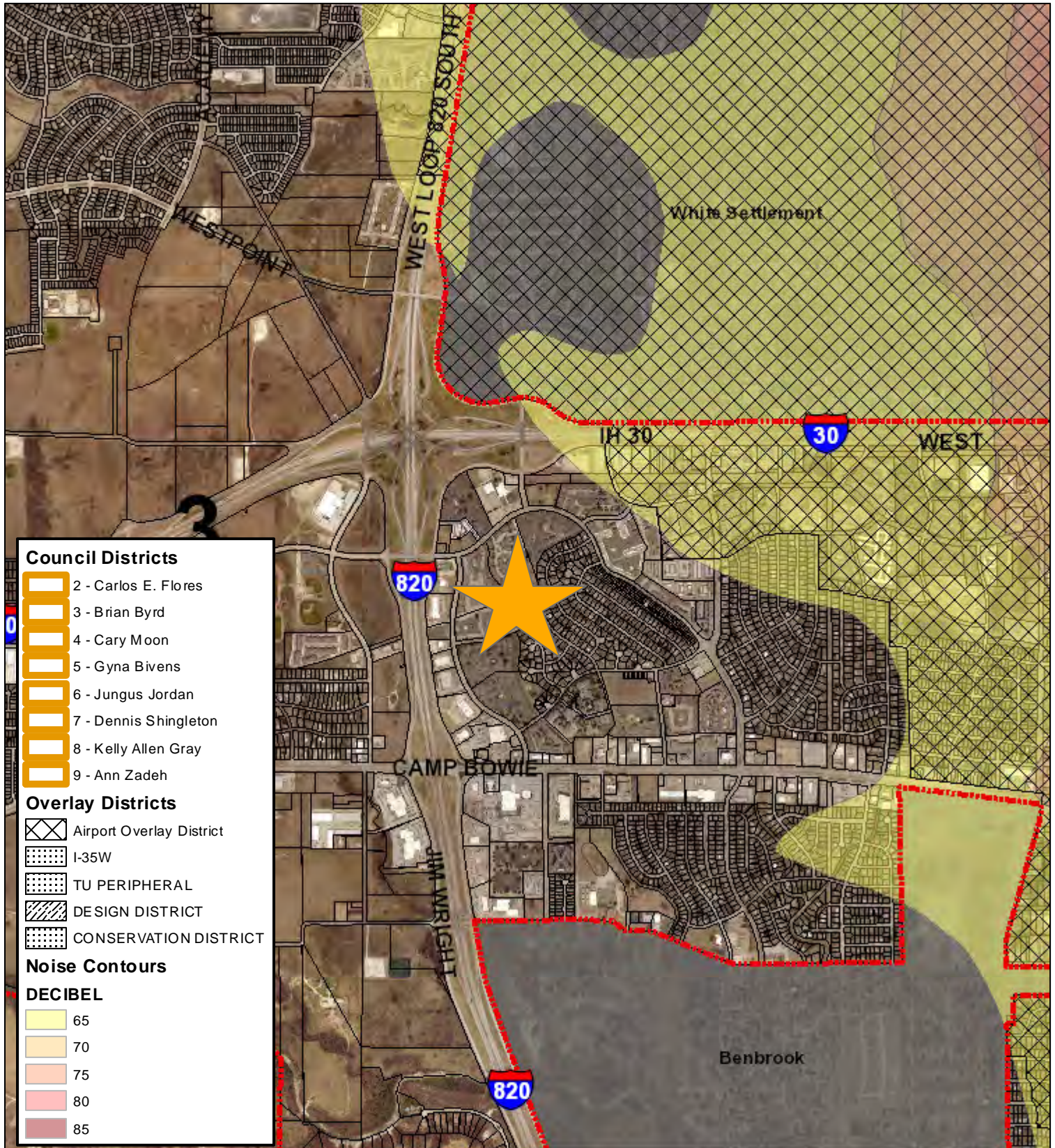
Applicant: City of Fort Worth Property Management
Address: 9015 N. Normandale Street
Zoning From: CR
Zoning To: A-43
Acres: 2.46350179
Mapsc0: 73J
Sector/District: W. Hills/Ridglea
Commission Date: 12/13/2017
Contact: 817-392-8190





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Area Map

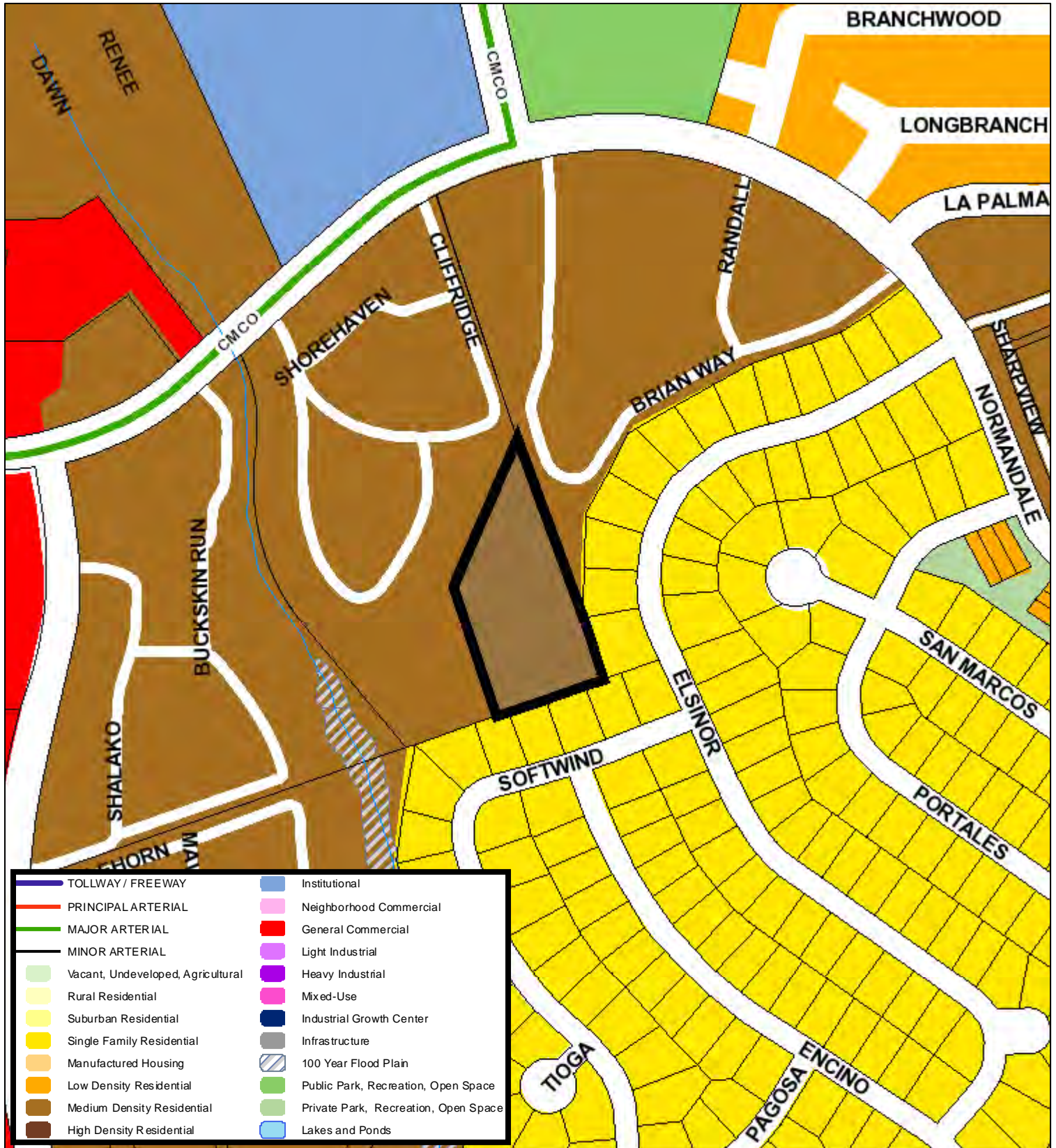


0 1,000 2,000 4,000 Feet



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Future Land Use



290 145 0 290 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.

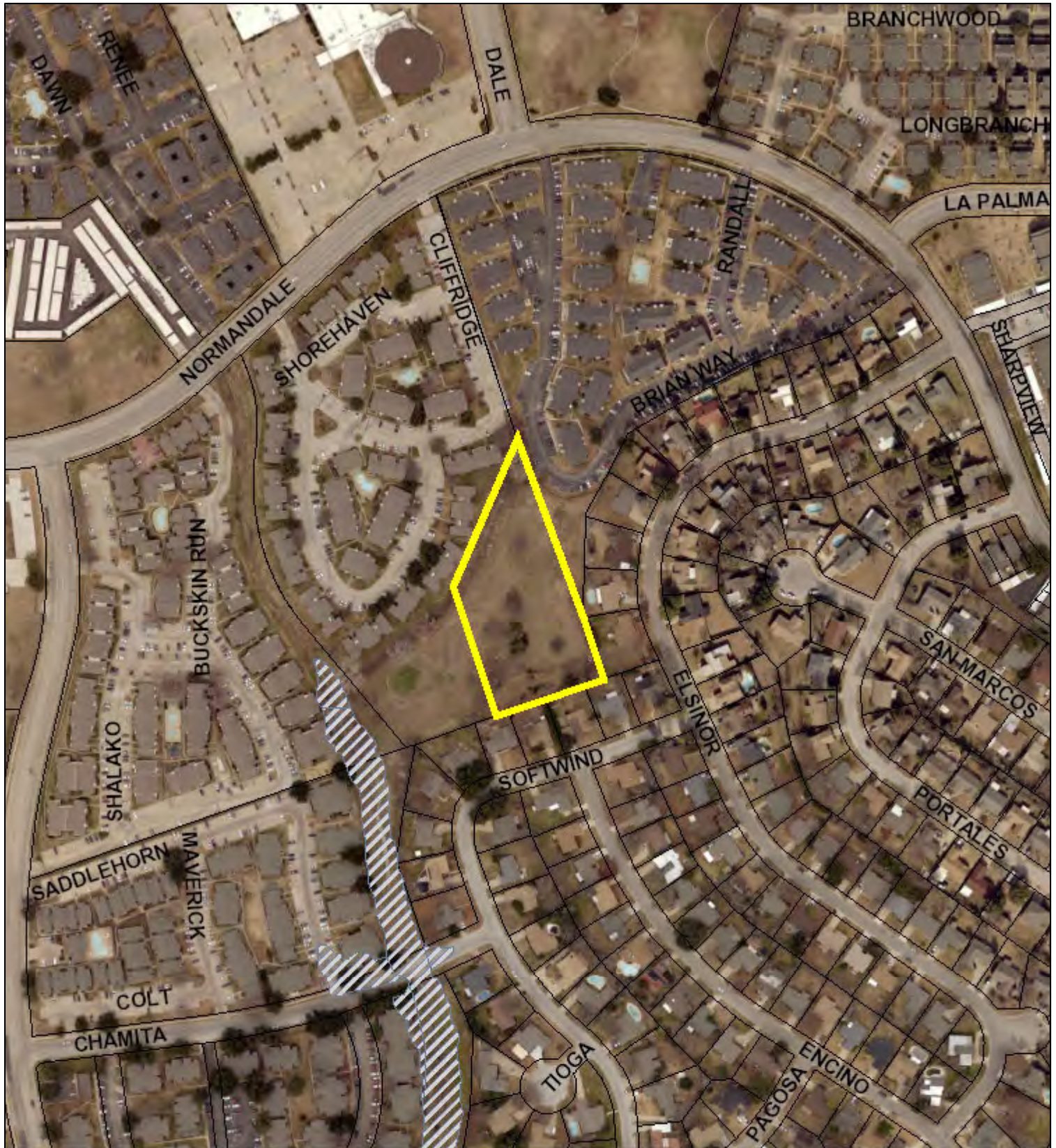


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Aerial Photo Map



0 185 370 740 Feet



20. ZC-17-215 City of Fort Worth Property Management (CD 3) – 9015 N Normandale St (Western Hills Addition Sec III-VIII, Lot A2, Block 78R1, 2.46 ac.) From: “CR” Low Density Multifamily To: “A-43” Single Family

Beth Knight with Planning and Development stated this property is being rezoned due to guidance from Council District 3 wanting to decrease the amount of multifamily zoning in the district.

Vince Anderson, 2912 Softwind Trail, spoke to the commission order to gain clarification regarding the zoning change.

Motion: Following brief discussion, Ms. Welch recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 7-0.

Document received for written correspondence					ZC-17-215
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Vince Anderson	2912 Softwind Trail	In		Opposition	Came to speak and understand the change

21. ~~ZC-17-216 City of Fort Worth Parks and Recreation Services (CD 3) – 5520-5276 (evens) Bryant Irvin Rd and 7900-8020 (evens) Oakmont Blvd (Bellaire Park North Lot 2, Block 13; John Heath Survey Abstract No. 641; John Watson Survey Abstract No. 1666; Nathan Proctor Survey Abstract No. 1230, 31.15 ac.) From: “R1” Zero Lot Line/Cluster and “C” Medium Density Multifamily To: “A-43” Single Family~~

Beth Knight with Planning and Development stated this property is being rezoned due to guidance from Council District 3 wanting to decrease the amount of multifamily zoning in the district.

Judith Keller, 5105 River Bluff Dr, spoke to the commission order to gain clarification regarding the zoning change.

Motion: Following brief discussion, Ms. Welch recommended Approval of the request, seconded by Mr. Buchanan. The motion passed unanimously 7-0.

Document received for written correspondence					ZC-17-216
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Judith Keller	5105 River Bluff Dr	In		Opposition	Came to speak and understand the change
Ray & Patricia Keck	6700 Clear Spring Dr	In	Support		Sent letter